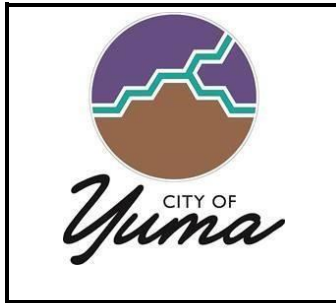


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on February 8, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda Summary

**Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, February 8, 2021, 4:30 p.m.**

COVID 19 ADVISORY

DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on February 8, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS. THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL DISTANCING GUIDELINES CANNOT BE ACHIEVED.

A. CALL TO ORDER 4:30 P.M CHAIRMAN CHRIS HAMEL, COMMISSIONERS LORRAINE ARNEY, GREGORY COUNTS, AND JOSHUA SCOTT WERE PRESENT. VICE CHAIRMAN FRED DAMMEYER, AND COMMISSIONERS JANICE EDGAR AND BARBARA BEAM WERE ABSENT.

B. ELECTION OF OFFICERS – CHAIR AND VICE CHAIR

COMMISSIONER COUNTS NOMINATED CHRIS HAMEL FOR CHAIRMAN, SECOND BY COMMISSIONER ARNEY. MOTION CARRIED UNANIMOUSLY (4-0) WITH CHRIS HAMEL AS CHAIRMAN.

COMMISSIONER COUNTS NOMINATED FRED DAMMEYER FOR VICE CHAIRMAN, SECOND BY COMMISSIONER ARNEY. MOTION CARRIED UNANIMOUSLY (4-0) WITH FRED DAMMEYER AS VICE CHAIRMAN.

C. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

C.1 APPROVAL OF MINUTES

January 11, 2021

C.2 WITHDRAWALS BY APPLICANT – NONE

C.3 TIME EXTENSIONS – NONE

C.4 CONTINUANCES – NONE

C.5 APPROVALS – NONE

Motion by Counts, second by Arney to APPROVE the Minutes of January 11, 2021. Motion carried unanimously (4-0) with three absent.

D. ACTION ITEMS-

D.1 **SUBD-33034-2020**: This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the final plat for the Terra Bella Unit 2 subdivision. This subdivision will contain approximately 6.92 acres and is proposed to be divided into 25 lots, ranging in size from approximately 9,120 square feet to 12,328 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ.

Motion by Counts, second by Scott to TABLE SUBD-33034-2020 until a Traffic Study can be presented to the Commission. Motion carried unanimously (4-0) with three absent.

D.2 **CUP-32933-2020**: This is a request by Osman Engineering, on behalf of ZAYD LLC, for a Conditional Use Permit to allow a parking lot as a principal use in the Limited Commercial (B-1) District. The property is located near the corner of 23rd Street and Avenue A, Yuma, AZ.

Motion by Arney, Second by Scott, to DENY CUP-32933-2020. Motion carried unanimously (4-0) with three absent.

E. PUBLIC HEARINGS – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.3 Public — Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN **5:33 P.M**

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).